



High quality detached warehouse facility Size 50,113 sq ft (4,655.60 sq m)

- 8.2m internal eaves height
- Two points of access provide efficient circulation
- Popular location on West side of Nottingham, 4 miles to J25 M1.
- To be refurbished with enhancements, available Q2 2024

High quality detached warehouse facility

Size 50,113 sq ft (4,655.60 sq m)

Location

Brailsford Way is positioned upon the Chilwell Meadows commercial park accessed from Nottingham Road (A6005), some 6 miles South West of Nottingham and 4 miles East of the M1 at Junction 25, providing convenient connection to the national motorway network. The location is well serviced with public transport routes from key nearby suburban towns of Beeston and Long Eaton. The Chilwell Meadows commercial area has a retail park (Next, Sports Direct, Halfords, M&S Foodhall and TK Maxx. The Village Hotel is also located within close proximity.

Description

The property is a self-contained, detached building of a single bay steel portal frame construction with full height profile cladding to eaves and roof covering. The intentions are to refurbish and enhance the property specification and key features will include:

- Full span warehouse floor area
- 8.2m internal eaves height
- Multiple level access loading doors
- LED warehouse lighting
- Two storey office and welfare provision
- Two gated access points to concrete surfaced yard area
- Dedicated parking bays

Accommodation

Description	SQ M	SQ FT
Warehouse & Stores	4,127.17	44,425
Ground floor office & welfare	268.81	2,893
First floor office & welfare	259.62	2,795
Total	4,655.60	50,113

EPC

The property benefits from an EPC Rating of C. Expires Dec 2032. There maybe improvements on this as a result of the refurbishment.

Ratable Value

The property is assessed as "warehouse and premises" with a 2023 Rateable Value of £183,000



Terms & Rent

The premises are available to let by way of a new FRI lease on terms to be agreed, at a quoting rent of £330,000 p.a.

VAT

All rents due are subject to VAT at the prevailing rate.

Further Information

For further information please contact the agents CPP

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Date of Particulars

October 2023



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